

March 20, 2020

County File: OAR-20-018

Re: Cottages at Woodman Heights – Rezone, PUD Development Plan

To: City of Colorado Springs (Cynthia.Hurst@coloradosprings.gov)

Planning Division

Comments provided by Rad Dickson, 719-250-6447

1. Note that El Paso County does not have land use authority over property within the City of Colorado Springs; however, it is recommended that the development follow these regulations for this site to ensure that proper measures are taken to ensure compatibility between the proposed use within the City and the existing neighborhood and surrounding properties in the County.
2. The landscaping plans provided do not show suitable buffering on the south side from multifamily zoning to adjacent county single-family RR-5 zoning. El Paso County LDC §6.2.2(D)(2) requires a 15-foot landscape buffer between single-family zoning district and multi-family use, with one tree for every 25 feet of common lot, parcel, or tract line, and a minimum of 1/3 of the trees being evergreen trees.
3. No lighting plan provided. Lighting should not be intrusive onto neighboring properties and should not project or spill onto any neighboring properties. Provide a photometric plan showing that there is no spillage or intrusion of light onto any properties within the County.

Engineering Division

Comments provided by Elizabeth Nijkamp, 719-520-7852

1. Traffic/Transportation
With access to the project being provided by City roads, PCD-Engineering has no comment regarding traffic/transportation.

Drainage

2. PCD-Engineering does not support the discharge of runoff from an area greater than the historic contributing acreage (17.5 Ac. onsite) to the proposed south detention basin outfall location that flows south to offsite properties. Even if the peak flows are mitigated, developed base flows and volumes have the potential to negatively impact the downstream channel and properties. However; if the

downstream property owners grant drainage easements as appropriate this may be acceptable.

Additional comments may be provided by the County Engineer.

Jeff Rice -- 719-520-7877

County Engineer

1. Potential comments forthcoming.

Rad Dickson, Planner I
El Paso County Development Services
2880 International Circle, Colorado Springs, CO. 80910
(719) 520-6049